



SMYRNA HISTORIC ZONING COMMISSION

June 23, 2025

Smyrna Town Hall

5:00 P.M. Meeting

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments:

The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing.

4. Election of Officers
5. Approval of Minutes of the February 24, 2025 meeting
6. New Business:
 - a. Rooster Beane
114 Front Street
 - b. Jeremy Byrd
3 & 5 North Lowry Street
 - c. Joey Rhyne on Behalf of Dow Smith Construction
15 & 17 North Lowry Street

7. Staff comments and/or other
8. Adjournment



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
February 24, 2025**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, February 24, 2025 by Chairman Lynn Arnold. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Todd Spearman and the Pledge of Allegiance was led by Todd Spearman.

The following Historic Zoning Commission members/staff were present:

Members:

Rhonda Allen
Raul Marrero
Lynn Arnold
Rodger Thomas
Carren Reecer
Nathan Hudson

Staff:

Benjamin Groce, Staff Attorney
Mitchell Wensman, Planner
Kathryn Smith, Office Coordinator
Todd Spearman, Asst. Town Manager
Kevin Rigsby, Town Planner
David Santucci, Town Manager

Absent:

Miranda Swift

1ST Item: Citizens' Comments

None at this time.

2ND Item: Approval of Minutes of the January 27, 2025 meeting

Following a review of the Minutes of the January 27, 2025 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Carren Reecer.

Motion carried 5-0.

At this time, Raul Marrero joined the meeting in progress.

**3RD ITEM: OLD BUSINESS:
St. Maria Jewelry & Smyrna Dry Cleaning
35 & 37 South Lowry Street**

A request was received for site modification to property located within the Historic District at 35 & 37 South Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 4.01 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building of the request is located at 35 & 37 South Lowry Street and was built around 1961, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. New wall and pole signage for Saint Maria Jewelry and Smyrna Dry Cleaning
3. New Wall & Pole Signage - Renovations are in progress on the building at 35 & 37 S. Lowry St. and the applicant is wishing to install new signage for the proposed business and existing business. There is an existing pole sign on the property that was originally proposed to be removed as part of the renovation, but is planned to be reused following renovations, but with new sign faces. With the pole sign remaining on the property and utilized, the Front Street Historic Guidelines allows a maximum of 5% square footage of the wall to be devoted to signage. The pole sign is proposed to remain the same size with the top cabinet measuring 5' x 12' and the lower cabinet measuring 4' x 7'. Current renderings submitted for the wall signs are to be 26 square feet with one for each business. Based on plans submitted, each suite has approximately 524 square feet of wall space which yields approximately 26 square feet of signage allowed per business. Both wall signs are shown to be channel letters, which are internally illuminated.
Colors proposed for the clothing dry cleaning business are shown to include three colors: white and blue letters with a blue logo and black outlines. Proposed colors for the jewelry store wall sign include two colors: white letters and logo with a gold outline. The pole signs are proposed to incorporate three colors for each business: black and gold letters and white background and black and blue letters with a white background.
4. Staff finds that the proposed changes are in harmony with Section IX - Guidelines for Existing Buildings & Structures, C (Signs). Front Street Design Guidelines restricts wall signage for commercial lots which utilize a pole sign to 5% of the area of the wall to which the signage is attached.

The wall signs proposed as part of the sign permit application show 26 square foot signs and the Guidelines restrict the signs to 26 square feet. In addition, staff finds that the proposed changes are in harmony with Section XI - Color. Guidelines state the number of colors shall be limited. No more than two colors shall be used to define wall and trim. A third could be used for accent on awnings or on signs.

5. Staff would recommend approval of the request for the replacement of the wall and cabinet signs based on the renderings submitted for review as they meet size and color standards as set forth in the Front Street Historic Guidelines.

Following discussion, a motion was made by Rodger Thomas and seconded by Nathan Hudson to approve the request as submitted.

Motion carried 6-0.

4TH ITEM: Staff comments and/or other

5TH ITEM: Adjournment

There being no further business, at this time, Chairman Lynn Arnold declared the meeting adjourned.

Respectfully submitted,

Certified by:

Kevin Rigsby
Secretary

Lynn Arnold
Chairman



Town of Smyrna

Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: <u>Rooster Beane</u>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: <u>615-596-1202</u>	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: <u>roosterb20@yahoo.com</u>	Other <input checked="" type="checkbox"/> (Rent)	Signage <input checked="" type="checkbox"/>

THIS REQUEST IS FOR:

Alteration <input type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input checked="" type="checkbox"/>
Demolition <input type="checkbox"/>	

PROPERTY INFORMATION

Street Address: <u>114 Front Street, Smyrna, TN, 37167</u>		
Tax Map:	Group:	Parcel:
Zoning: <u>Depot District</u>	Lot Area:	

DESCRIPTION OF REQUEST

Describe your request; provide any additional information about the property including architectural style, condition of the structure, date of construction of the structure or other relevant information. Please submit a site plan, renderings and/or photographs if applicable to your request.

1) paint outside/walls
 2) sign codes for front of building
 3) ? barnwood front of building

APPLICANT AUTHORIZATION

Applicant Signature: <u>R. Beane</u>	Date: <u>6/12/25</u>
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Office Use Only

Staff Initials:	Date:
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Rooster Beane's Info: Plans for 114 Front Street, Smyrna, Tn

messages

ori Lee <llee954@yahoo.com>

Fri, Jun 13, 2025 at 9:03 AM

o: mitchell.wensman@townofsmyrna.org

c: "roosterb20@yahoo.com" <roosterb20@yahoo.com>

Good morning, Mitch! This is the "best" I could do for pictures requesting what we'd like to get approved for. On the pictures: 1: A) What the current front fascia currently is. The wood is rotted and shows. It's not affecting the structure. B/C) We'd like to request covering it with barn wood as shown in B/C and the other picture. It will be professionally done. At that point, we'll place our "approved" sign on the front fascia. 2) We have plans to pressure wash the outside building. I'm dropping off an actual paint swatch for approval before we paint the brick. Thank you, Mitch. Lori & Rooster Beane 615-596-1202

Sent from my iPhone

2 attachments**IMG_9387.jpg**
2515K**IMG_9392.PNG**
3339K

Mitchell Wensman <mitchell.wensman@townofsmyrna.org>

Mon, Jun 16, 2025 at 12:17 PM

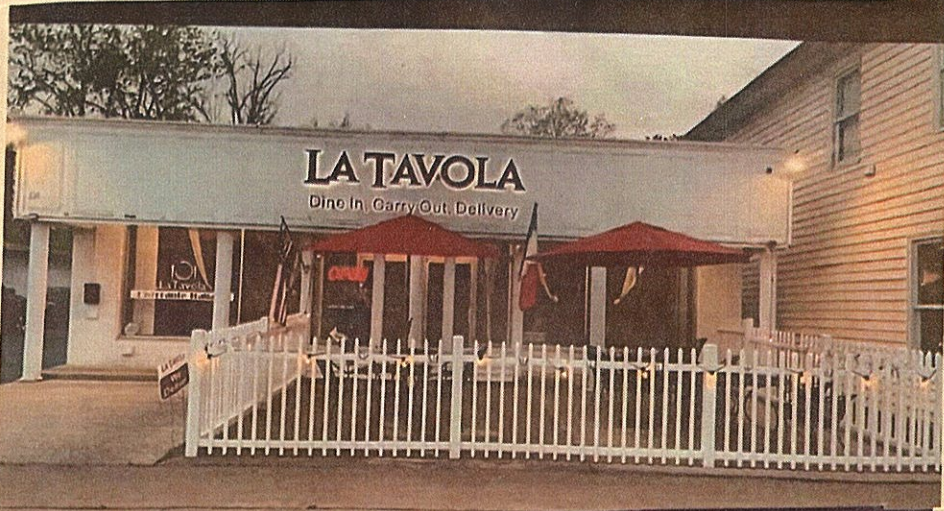
o: Lori Lee <llee954@yahoo.com>

c: "roosterb20@yahoo.com" <roosterb20@yahoo.com>

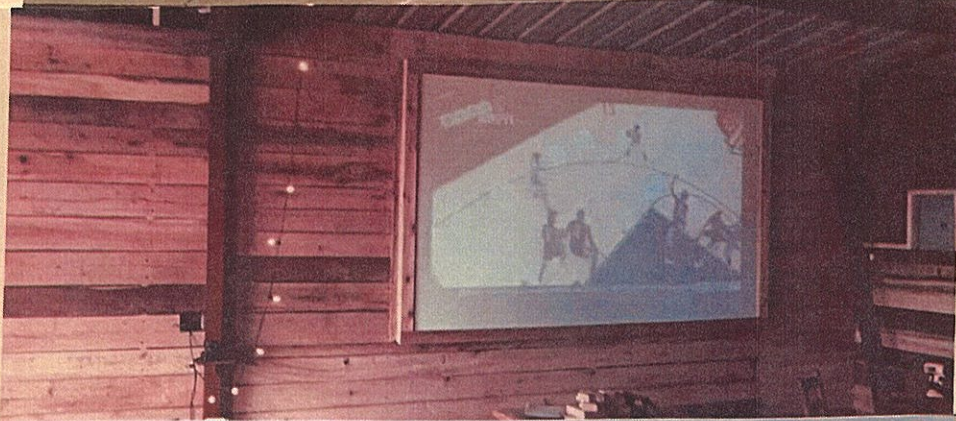
I can't recall, do you have a color in mind for the exterior? The board will need to vote on a color. I'm assuming you'd be painting whatever doesn't get finished with the reclaimed wood, or would that be painted as well?

Here's a list of colors within the color palette for the historic district for exterior walls and signage:

A)

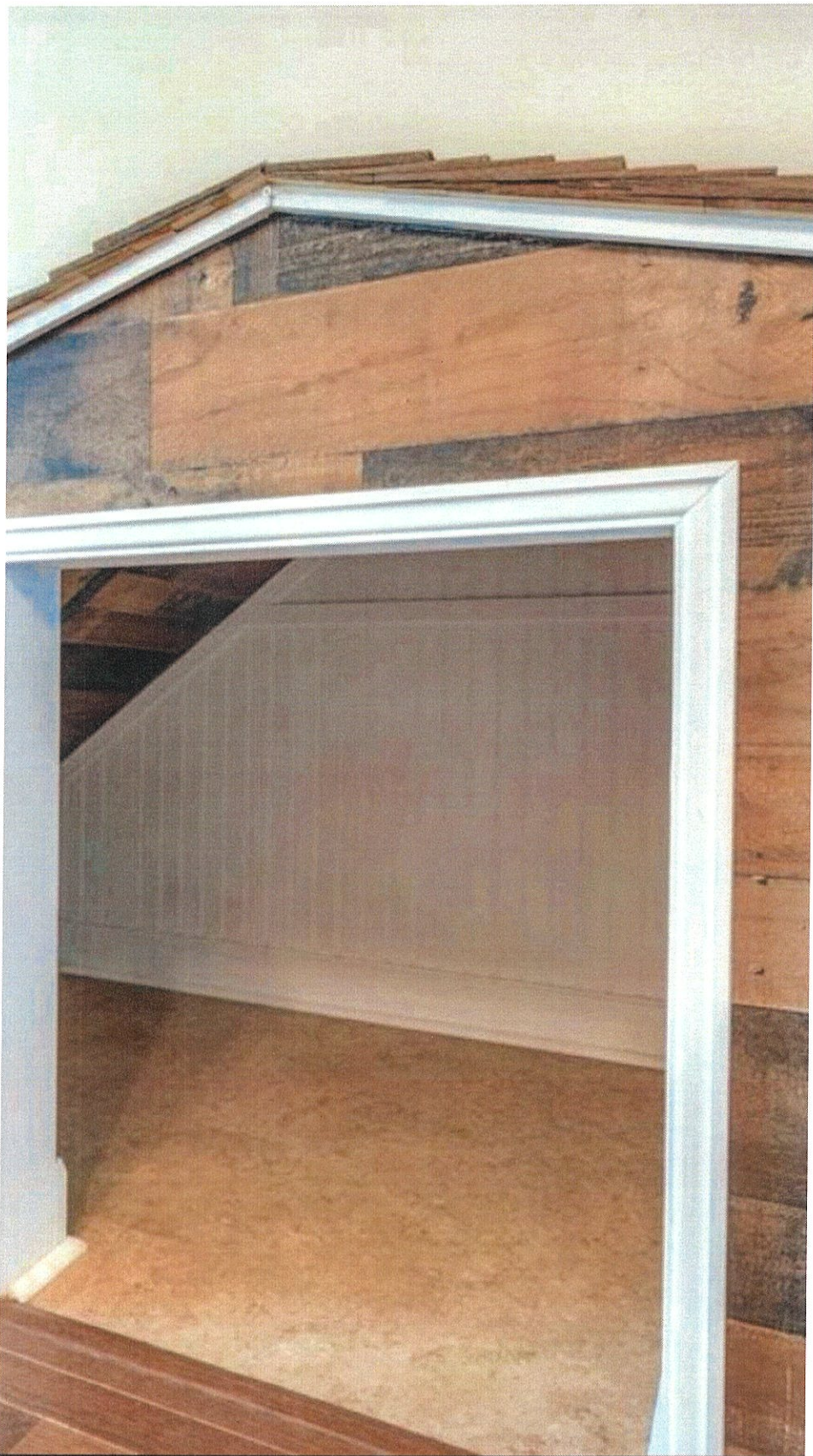


B)



C)





Paint Swatch~114 Front St., Downtown /Other details

Lori Lee <llee954@yahoo.com>

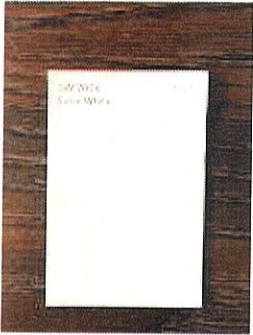
Tue, Jun 17, 2025 at 11:11 A

to: Mitchell Wensman <mitchell.wensman@townofsmyrna.org>

cc: "roosterb20@yahoo.com" <roosterb20@yahoo.com>

Good morning, Mitch. 1) This is the white we picked out for approval. It will be in flat or satin, depending your approval. 2) Regarding the wood, we initially wanted approval for the fascia only, but we'd like to seek approval for the entire front and exterior south side walls as well to cover the cinder block. We will paint the back and north facing wall the approved white. 3) I'm submitting everything I've submitted to you to : Departments/Building Safety/Plan Review as well. We met & spoke with Kristi Worrell yesterday, and she gave directions on that. 4) We don't have any remodels planned for interior, other than extreme cleaning. The owner of the building has "ok'd" for us to put barn wood on the interior walls, but that's all we have planned on the interior. The wood will be like the pictures I sent earlier. 5) We do plan to go ahead and take our 2 week family vacation starting this Saturday. If we need to do Zoom for the June 23rd meeting, please let me know and I'll be most happy to accept the zoom invite with both of us on it. Please let me know if I need to submit anything else for approval. We appreciate you! Thank you, Mitch! Lori & Rooster Beane, 615-596-1202.

Sent from my iPhone

2 attachmentsIMG_9523.jpg
2235K*SW 7006
EXTRA WHITE*IMG_9524.jpg
2369K

Rooster Beane

Location: 114 Front Street	Property Owner: Tommy Goddard
Tax Map/Group/Parcel: 27I, G, 5.00	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The building of the request is located at 114 Front Street and was built around 1967, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Paint the northern and western (rear) exterior walls
 - b. Install barn wood on the eastern (front) and southern exterior walls of the building

3. Changes:
 - a. Paint north and west walls - The applicant has requested to paint the western (rear) and northern wall "Extra White SW 7006". These existing elevations are masonry with white paint.
 - b. Install barnwood siding on east and south walls - The applicant wishes to install barn wood siding. The existing wood siding on the top half of the front facade is rotted and needs repairs or replacement. The bottom half of the front facade is finished with white painted brick and glass. In addition to replacing the existing wood siding and covering the existing brick, the south wall would be clad in entirely a similar barn wood siding material. The existing south side wall is finished with cinderblock painted white.
4. Staff finds that the proposed change of painting is in harmony with Section XI - Color. Front Street Design Guidelines permits white as an appropriate color within the adopted color palette within the Historic District. The building is currently a similar white color.
5. Staff finds the replacement of the existing wood with barn wood and addition of barn wood may not be in harmony with Section III - Design Goals for the Front Street Historic District, 6. Deteriorated historic features shall be repaired rather than replaced. If the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities, and where possible, materials. The design would change as a result of the proposed modification. Additionally, Section IV - Guidelines for Existing Buildings and Structures, A, states original materials, including masonry, wood siding and wall shingles should be retained. The addition of barn wood siding over the existing brick on the front facade and covering the existing cinderblocks on the south elevation would not be in spirit with the Ordinance.
6. Staff would recommend approval of the painting as the requested modification would meet the Front Street Historic Guidelines. The change of adding barn wood siding on the front and south facade would not be in spirit with the Front Street Historic Guidelines. Staff would recommend, if approved as presented, the brick on the front facade remain, but be painted the same color as the rear of the building "Extra White SW 7006". Additionally, from a visual perspective, if barn wood is approved for the front elevation, it may be beneficial to approve the barn wood along the southern elevation for consistency.



Town of Smyrna

Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: <u>Jeremy R. Byrd</u>	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: <u>615-691-1835</u>	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: <u>sales@frontstreetsign.com</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>

THIS REQUEST IS FOR:

Alteration <input checked="" type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input type="checkbox"/>
Demolition <input type="checkbox"/>	

PROPERTY INFORMATION

Street Address: 3 + 5 North Lowry Street

Tax Map:	Group:	Parcel:
Zoning:	Lot Area:	

DESCRIPTION OF REQUEST

Describe your request; provide any additional information about the property including architectural style, condition of the structure, date of construction of the structure or other relevant information. Please submit a site plan, renderings and/or photographs if applicable to your request.

Current buildings are faux brick veneer. Our proposal is a wood type store front with fluted/decorative columns and brown moulding to top everything off. The faux veneer currently is in bad shape, and missing in areas. We feel upon approval of this request it will help to add to the focal point of this side of the road in the Depot District.

- WESTERN CEDAR & FIBER CEMENT SIDING
- MURAL IN REAR
- COLUMN
- WINDOW STYLE
- DOOR STAYING SAME COLOR

APPLICANT AUTHORIZATION

Applicant Signature: [Signature] Date: 6/19/25

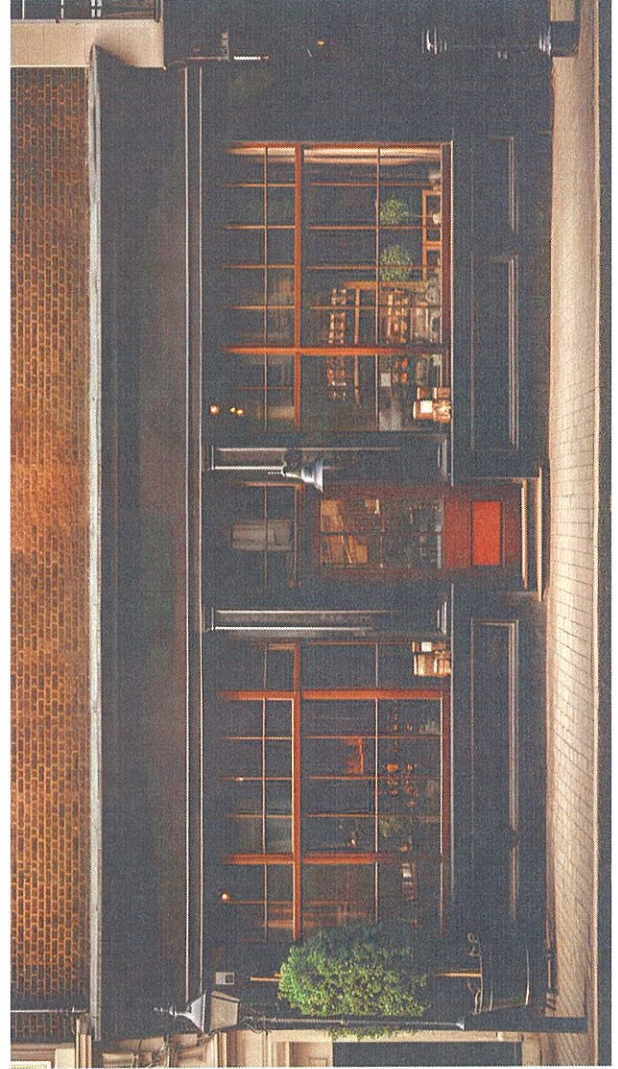
Office Use Only

Staff Initials: _____ Date: _____

3 and 5 North Lowry Proposed Storefront

Inspiration: Classic moldings paired with a natural wood lower storefront.

Goal: To create community and a sense of pride through architectural designs and elements where inadvertently a “place” where community wants to be is actual created.



Creative Solutions. Creative Results.
www.VisualProjectGroup.com

100 FRONT STREET
SMYRNA, TENNESSEE
615.930.5223



3 and 5 North Lowry Proposed Storefront

Current Storefront: Faux brick laid on top of cinder block.

Proposed Storefront: Natural wood or “wood look” lower with architectural molding and decorative columns. Top will be a darker green/ bluecolor.



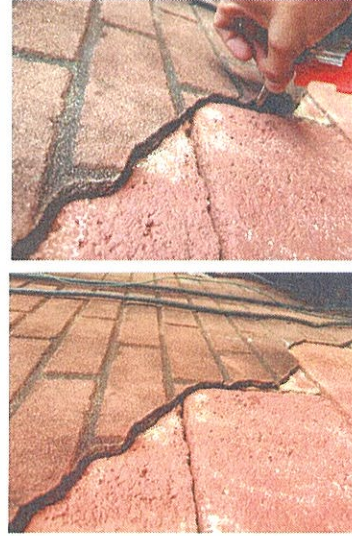
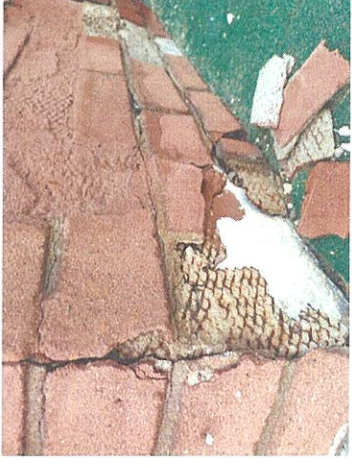
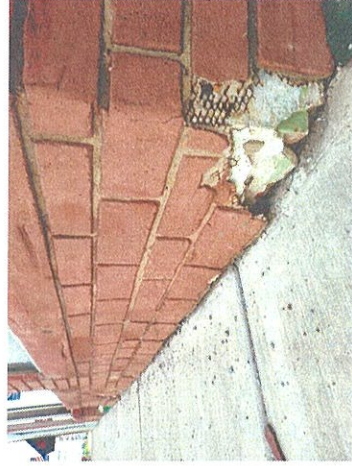
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100 FRONT STREET
SMYRNA, TENNESSEE
615.930.5223



3 and 5 North Lowry Proposed Storefront

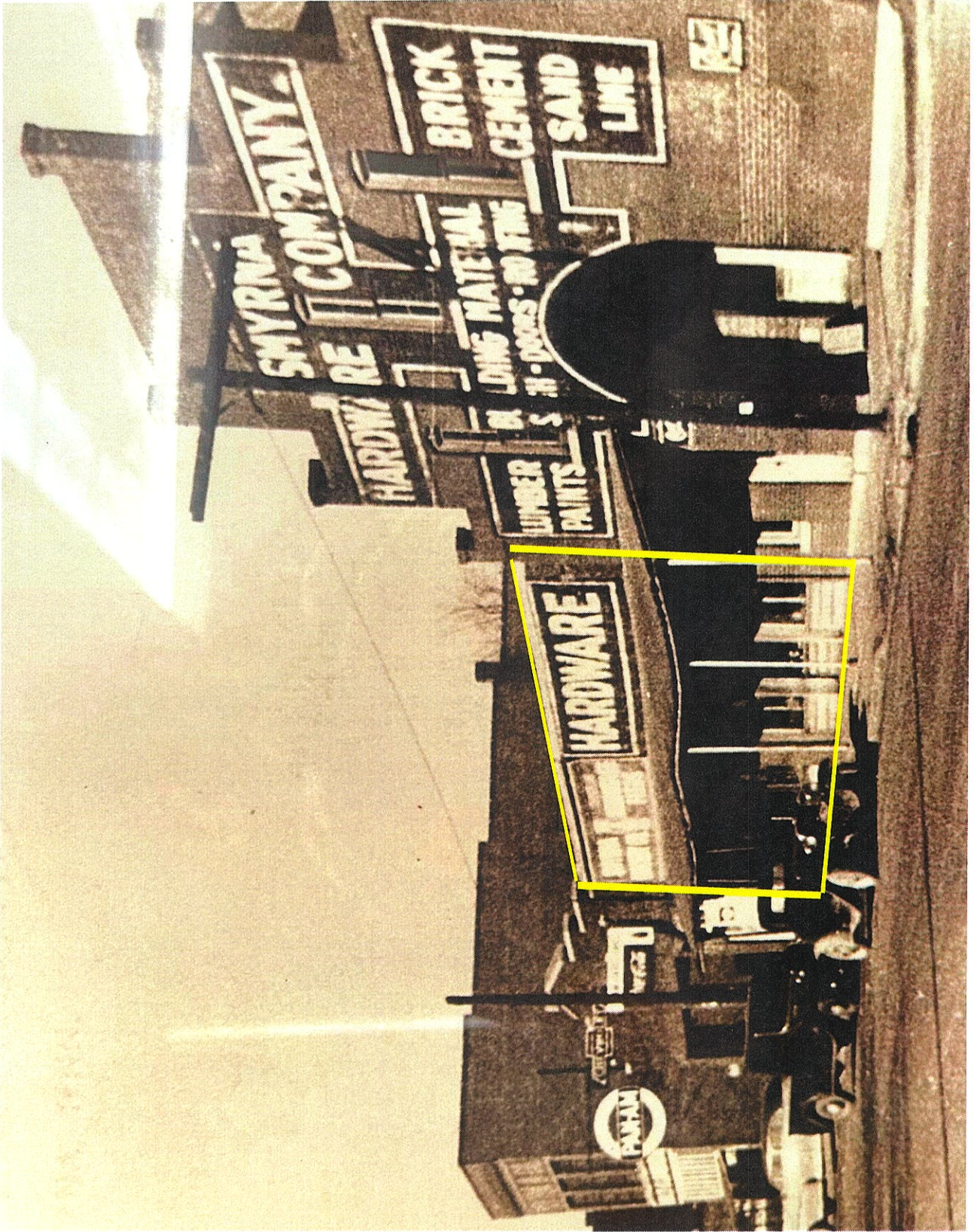
Current Storefront: Faux brick, that cannot be matched and is currently in need of full restoration.



Example of columns



ORIGINAL PHOTOGRAPH





COLORES: ORANGE, GREEN, PINK, PURPLE, GRAY

"HELLO" = SMYRNA



Jeremy Byrd

Location: 3 & 5 N. Lowry Street	Property Owner: Jeremy & Misty Byrd
Tax Map/Group/Parcels: 27I, A, 15.00 & 15.01	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The buildings of the request are located at 3 & 5 North Lowry Street and were built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Install western cedar planks and fiber cement board siding with columns on the storefront
 - b. Replace the front doors & windows
 - c. Paint a mural on rear of 5 N. Lowry St.

- d. Modify the rear of 5 N. Lowry St. to have glass, fiber cement board and a new door in lieu of wood paneling with a swing door.

3. Changes:

- a. Install cedar planks and fiber cement board siding - The existing facade on the front of the buildings is thin brick or faux brick on top of cinderblock and concrete. Due to the deteriorating nature of the brick and ability for it to not be matched with new brick, it will have to be demolished and replaced. If replaced with new brick, the facade would extrude over the new concrete and would require additional remodeling to bring the windows and other material in line to create a uniformed appearance. With the replacement facade, the applicant wishes to install a mixture of western cedar planks on the lower half of the storefronts and fiber cement board on the top half with architectural moulding and decorative columns.
- b. Replace the front doors & windows - The existing doors and windows at each 3 & 5 North Lowry are outdated at this time. The applicant wishes to provide a fresh look by replacing the front doors and windows while leaving the existing openings at the current size and location.
- c. Mural - The applicant wishes to paint a mural on the rear south side of 5 N. Lowry Street. The following colors are proposed to be used: orange, green, pink, purple and gray, most of varying shades.
- d. Rear facade of 5 N. Lowry - The applicant wishes to replace the existing wood paneling facade on the rear of 5 N. Lowry St. with fiber cement siding, matching the front facade, glass garage door and entrance door.

4. Staff finds that the proposed changes may not be in harmony with Sections XI - Color. Front Street Design Guidelines restricts paint colors to not exceed two separate colors on building exteriors. The colors proposed for the mural include various shades of orange, green, pink, purple and gray. Colors listed in the adopted color palette for exterior surfaces are unpainted brick, white, black (accent only), and various shades of the following colors: yellow, tan/beige, gray, brown and green. Any color not listed on the color palette is not allowed unless specifically approved by the HZC. The proposed change to the rear of 5 N. Lowry St. may also not be in harmony with Section IV - Guidelines for Existing Buildings and Structures, A.2. Guidelines state the original building materials shall be retained in the event replacement is necessary and maintain a similar appearance.

5. Staff finds the proposed changes may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, B & C pertaining to doors and windows. Both sections require, if possible, to retain the original openings, which is proposed with the applicant's design. In addition, the proposed modification to the front facade may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, A, General Requirements. Guidelines state the original architectural details should be retained. Based on an original photograph, it appears that these buildings were finished in wood on the lower half of the building, similar to the design proposed by the applicant. It is unclear as to the material used for the upper half of the building due to signage placement in the original photograph.
6. Staff would recommend approval of the replacement of the doors and windows using the same design and openings. Additionally, staff would recommend approval of the front facade changing from the existing thin brick to cedar wood siding as it is in line with historical photographs of the building. The mural does not meet Front Street Historic Guidelines color requirements for the exterior of a building, but does allow the Commission to deviate from requirements when fit. Other murals have been approved by the Commission over the past several years that exceeded the color allowance by the Front Street Guidelines. The change to the rear of 5 N. Lowry St. also does not meet Guidelines as the material is different from the existing product, but would retain a similar vertical design style. The appearance, as presented, would vary from any other structure in the rear along N. Lowry St. within the Historic District if approved, but would provide an updated feel.



Town of Smyrna

Historic Zoning Commission Application

The Corish LLC

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: Joey Rhyne	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: (615) 394-3428	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: joey.rhyne@dowsmith.com	Other <input type="checkbox"/>	Signage <input type="checkbox"/>

THIS REQUEST IS FOR:

Alteration <input checked="" type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input checked="" type="checkbox"/>
Demolition <input type="checkbox"/>	

PROPERTY INFORMATION

Street Address: 15/17 North Lowry St		
Tax Map: 027-A-0-017.00-000	Group:	Parcel:
Zoning:	Lot Area:	

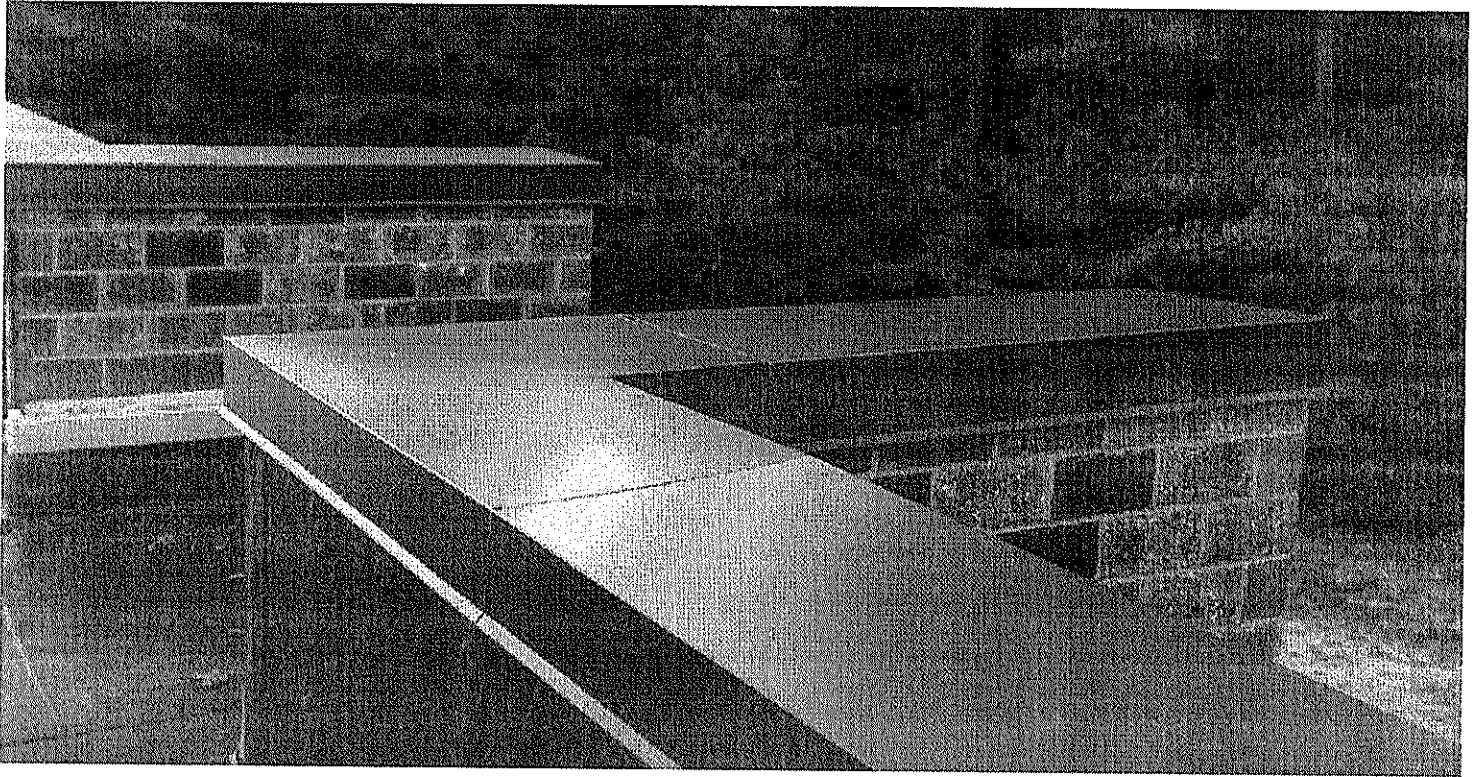
DESCRIPTION OF REQUEST

Describe your request; provide any additional information about the property including architectural style, condition of the structure, date of construction of the structure or other relevant information. Please submit a site plan, renderings and/or photographs if applicable to your request.

- Caulk and tuck point existing brick.
- Install waterproofing elastomeric coating to assist with water coming through the brick facade.
- Install paint to match existing with an off white color.
- Replace the clay parapet wall cap with a new metal parapet cap. This cap has been repaired and caulked multiple times and is still leaking. There are roofs along our building roof with metal caps. See attached example of this look.

APPLICANT AUTHORIZATION

Applicant Signature:	Date: 6/2/25
Office Use Only	
Staff Initials:	Date:



☑ Aluminum coping long end caps and inside miters.



Metal Coping Systems

What Is Metal Coping?

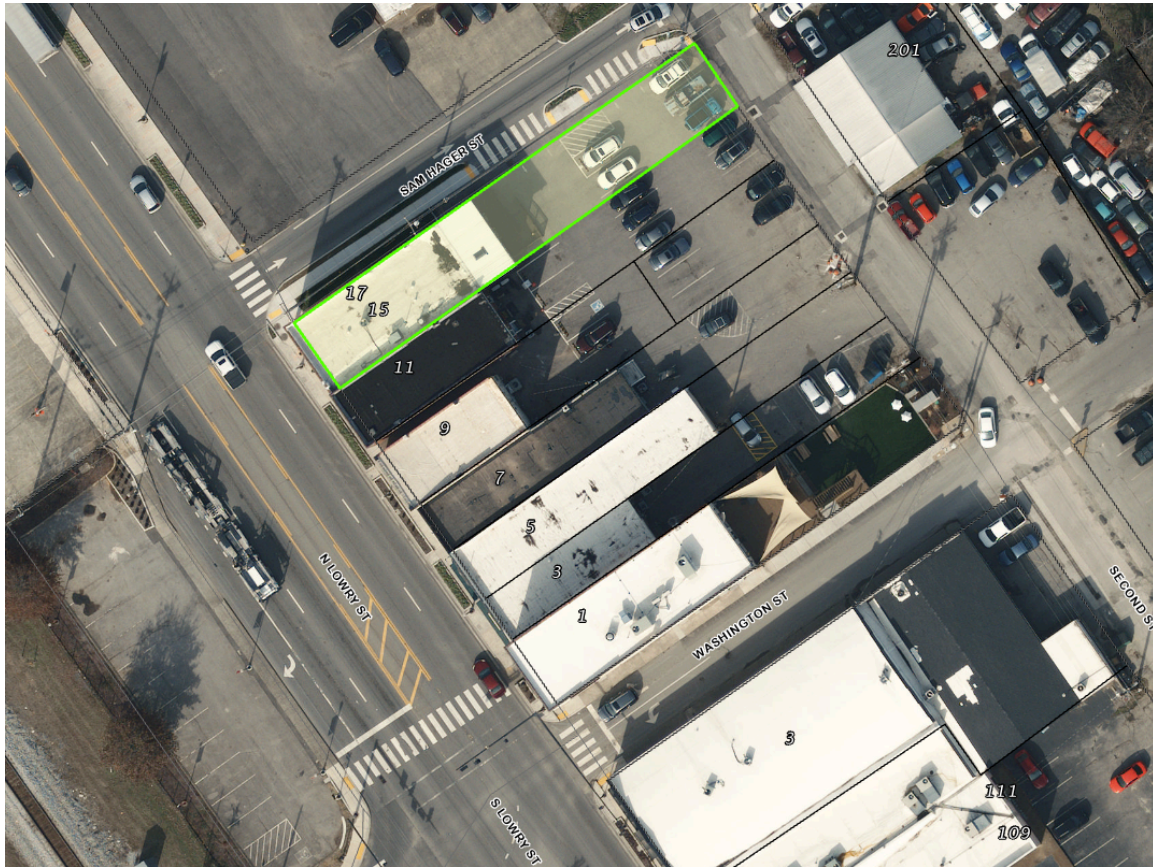
Horizontal top surface of the wall is the most vulnerable point for water to penetrate. The effective way to waterproof this spot is to cap the wall with formed metal coping.

What Types of Metal Coping Can We Manufacture?

Bensalem Metal can offer several types of metal coping systems along with installation service if needed. It can be either sloped or level. Metal coping can be fabricated from various materials. These are the most common designs that we recommend. We can also fabricate other kinds if required by the project's specifications. The forming process of metal coping is easily refined and there are almost no restrictions on shapes that can be created.

Joey Rhyne - Dow Smith

Location: 15 & 17 N. Lowry Street	Property Owner: The Grish LLC
Tax Map/Group/Parcel: 27I, A, 17.00	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The building of the request is located at 15 & 17 North Lowry Street and was built around 1920, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes that involves a multistep process to waterproof the building from further damages:
 - a. Caulk & tuck point existing brick
 - b. Install waterproofing elastomeric coating
 - c. Repaint the building the existing off white color

d. Replace the clay parapet wall cap with a new metal parapet cap

3. Changes:

- a. Caulk & tuck point existing brick - Due to water intrusion issues, the applicant wishes to caulk problem points on the building. Additionally, they wish to tuck point the existing brick, which is a process that repairs the mortar between the bricks.
- b. Install waterproofing elastomeric coating - Following caulk and tuck pointing the existing brick, the applicant wishes to install a tinted elastomeric coating to seal porous brick. Elastomeric coating is a waterproofing method used on the exterior of buildings. This material is thicker than paint, but flexible and aids in waterproofing.
- c. Paint the exterior of the building - After the elastomeric coating is installed, the applicant wishes to paint the exterior of the building to its existing color using "Alabaster SW 7008" to match the current color. As a result of this process, the existing mural on Sam Hager Street that was previously approved by the Historic Commission in April 2022 would be painted over.
- d. Replace clay parapet - There is an existing clay parapet cap on top of the building that has been repaired and caulked several times and is still causing water intrusion issues. The applicant wishes to install a new metal cap in place of the existing clay parapet cap to prevent further water damages. The applicant will be able to replicate the color of the existing caps, but likely unable to provide a similar form.

4. Staff finds that the proposed changes are in harmony with Section XI - Color. Front Street Design Guidelines permits white as an appropriate color within the adopted color palette within the Historic District. The Commission approved this color in October 2021 for a previous applicant. Staff finds that the modifications of caulk, tuck pointing brick and application of an elastomeric waterproof coating are appropriate for maintenance and upkeep purposes of the building. Section IV - Guidelines for Existing Buildings and Structures, A (General Requirements), 2, states that original building materials shall be retained. If replacement is necessary, the new materials shall match the design, dimension, detail and visual appearance of the original.
5. Staff finds the replacement of the existing clay parapet with a metal cap may not be in harmony with Section III - Design Goals for the Front Street Historic District, 6. Deteriorated historic features shall be repaired rather than replaced. If the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color,

texture, and other visual qualities, and where possible, materials. As stated, the replacement should be clay to match the existing cap. Replacing the clay cap with metal would make for easier future maintenance efforts.

6. Staff would recommend approval of changes A-C (caulk, tuck point, elastomeric coating and painting) as the request of modifications meet the Front Street Historic Guidelines. Change D (replacing existing clay cap with metal) would not be recommended by staff as it does not meet Front Street Historic Guidelines. Due to the height of the building and position of installation of the caps, it would be difficult to decipher a difference between the existing clay caps and metal caps when kept the same color of clay. If approved as presented, staff would recommend the metal cap be a similar color to the existing clay cap and the applicant to use all efforts to keep the same shape and visual appearance as the clay caps today.